

INDUSTRIAL

Naval-Related Industry

Existing Conditions

The U.S. Navy controls approximately 1,800 acres of land on the Peninsula. This consists of the Naval Training Center and Fleet Anti-Submarine Warfare Center north of Roseville, and the Naval Complex on the southern one-third of the Peninsula.

In addition to occupying the largest portion of the Peninsula area, the Navy provides employment to approximately 48,000 military and civilian personnel of whom approximately 14,000 live on base. Naval operations are a significant part of the Peninsula community and often result in major traffic and visual impacts. Base transients park in neighboring residential areas.

The Naval Oceans Systems Center (NOSC) is the principal Naval Center for command control, communications, ocean surveillance, surface and air-launched undersea weapons system, and other supporting technologies. This center occupies over 500 acres in three locations at the Point Loma Naval Complex. The NOSC and other Navy Facilities in the Point Loma Naval Complex employ approximately 7,500 people.

In addition, the Navy occupies considerable water area between the southern tip of Shelter Island and Ballast Point also at the Point Loma Naval Complex, in conjunction with operations at the Naval Ocean Systems Center, Naval Supply Center, Navy Submarine Support Facility and the Degaussing Department. Facilities include piers, docks, moorings and breakwaters serving both ships and submarines. Further, the Naval Anti-Submarine Warfare Training Center, located just north of Shelter Island, operates several pier and ship berthing facilities.

A master plan prepared for the Point Loma Naval Complex outlines a number of improvements and new development at this facility. It is clear from that plan that the Navy does not anticipate relinquishing any of its property. It should be mentioned that although the Federal Coastal Zone Management Act excludes federal lands from the California Coastal Zone, it does provide the Coastal Commission with authority to review and make a determination of consistency of federal projects with the California Coastal Act. A finding of consistency could not be made for the master plan for the Point Loma Naval Complex blocking of access to Kellogg Beach resulting from off-base parking by Navy employees.

The Point Loma Naval Complex Master Plan is currently under revision. The revised master plan will include recommendations to improve on-base parking and traffic circulation. The Navy has expressed interest in receiving input from the Planning Department, Peninsula residents and the Peninsula Community Planning Board during the Master Plan revision process. The Peninsula Community Planning Board has always had Navy representation.

Objectives

- Minimize undesirable naval-related impacts on the Peninsula community through increased coordination between naval, City and community groups.

Recommendations

- Only coastal-dependent naval industrial uses should be located within the Peninsula planning area.
- Aesthetic quality and preservation of the natural environment should be emphasized in all naval development. Landscaping should be provided as a buffer on all projects.
- All existing and new naval development should consider traffic and related parking impacts on a community-wide basis. Methods to mitigate any undesirable impacts should be provided. In this regard, peripheral parking and a shuttle system should be examined jointly by the City and the Navy in order to develop the most efficient and cost-effective implementation program.
- All hazardous naval operations should be located away and buffered from civilian activities.
- Since, in most cases, national security concerns preclude increased access to coastal resources located within the naval complex, visual access to the bay and ocean from public viewing locations should be considered and encouraged in all new naval development.

Commercial Fishing and Marine-Related Industry

Existing Conditions

The commercial and sport fishing industries are located in the Roseville/Shelter Island area and provide the following facilities: boat berthing (private and commercial), boat repair and sales, fuel docks, fishing supply shops, public parking, restaurants and lodging accommodations.

The tidelands area between the Navy's Anti-Submarine Warfare Center and Shelter Island Drive contains berthing and support facilities for the commercial fishing fleet. Also, tenant conducted renovation of the commercial fishing facility is proposed. Public access and viewing areas are to be included.

Boat building and repair facilities also exist on Port tidelands, south of the commercial basin beginning at Dickens Street. These yards are well established providing repair, construction and sales of boats generally under 65 feet in length. They are generally considered coastal dependent uses and add to the amenity of the waterfront.

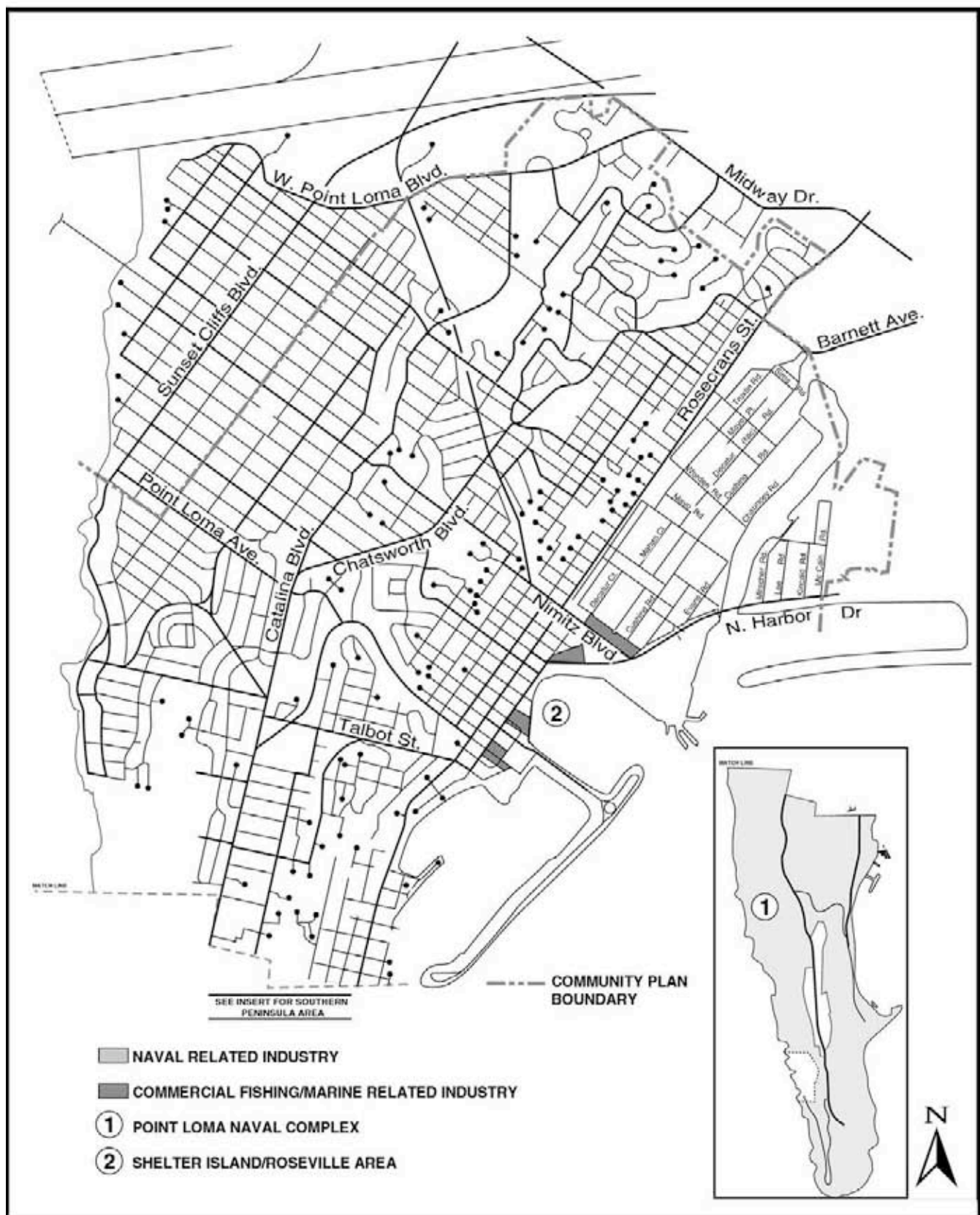
In addition to the Port controlled commercial fishing industry uses, marine-related sales and service operations are located within the Roseville area, west of Scott Street (along Canon and between Carleton and Dickens). These uses provide a transition into the Roseville commercial district.

Objectives

- Maintain and encourage continued development of the commercial fishing and marine-related commercial land within Peninsula.

Recommendations

- Sensitive design and pedestrian orientation should be emphasized in all marine-related industrial development consistent with safety and security requirements since these areas often attract visitor viewing and can add interest to the surrounding coastal environment.
- Industrial development that is retained and developed in the Roseville/Shelter Island area should be marine-oriented.
- The area generally located along the north and west sides of Canon Street, east of Scott, and the area generally between Carlton and Dickens, also east of Scott, should be designated for marine-related commercial/industrial uses. In cases where discretionary review is applicable, development controls addressing building design, landscaping, view preservation, parking requirements and performance criteria should be applied to all new development in this area.



Industrial Areas Peninsula Community Plan

CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE 10